

# CERTIFICATE OF SURVEY

**PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER,  
SECTION 06, TOWNSHIP 139 NORTH, RANGE 28 WEST,  
CASS COUNTY, MINNESOTA**

## EXISTING DESCRIPTION:

### TRACT B

That part of the Northeast Quarter of the Northeast Quarter, Section 6, Township 139 North, Range 28 West, Cass County, Minnesota, described as follows: BEGINNING at the northwest corner of said Northeast Quarter of the Northeast Quarter; thence South 89 degrees 30 minutes 27 seconds East, assigned bearing, along the north line thereof, 170.89 feet; thence South 44 degrees 59 minutes 58 seconds East 330.20 feet; thence South 55 degrees 28 minutes 24 seconds East 1117.89 feet to the east line of said Northeast Quarter of the Northeast Quarter; thence South 01 degrees 32 minutes 28 seconds East, along said east line, 477.55 feet to the southeast corner of said Northeast Quarter of the Northeast Quarter; thence North 89 degrees 13 minutes 33 seconds West, along the south line of said Northeast Quarter of the Northeast Quarter, 1305.72 feet to the southwest corner of said Northeast Quarter of the Northeast Quarter; thence North 01 degrees 24 minutes 20 seconds West, along the west line of said Northeast Quarter of the Northeast Quarter, 1328.70 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to County Road No. 47 NE right of way.

## PROPOSED DESCRIPTIONS:

### HOUSE TRACT

That part of the Northeast Quarter of the Northeast Quarter, Section 6, Township 139 North, Range 28 West, Cass County, Minnesota, described as follows: BEGINNING at the northwest corner of said Northeast Quarter of the Northeast Quarter; thence South 89 degrees 30 minutes 27 seconds East, assigned bearing, along the north line thereof, 170.89 feet; thence South 44 degrees 59 minutes 58 seconds East 330.20 feet; thence South 55 degrees 28 minutes 24 seconds East 517.89 feet; thence South 58 degrees 11 minutes 09 seconds West 948.27 feet to the west line of said Northeast Quarter of the Northeast Quarter; thence North 01 degrees 24 minutes 20 seconds West, along said west line, 1028.70 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to County Road No. 47 NE right of way.

### SOUTH TRACT

That part of the Northeast Quarter of the Northeast Quarter, Section 6, Township 139 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Northeast Quarter of the Northeast Quarter; thence South 89 degrees 30 minutes 27 seconds East, assigned bearing, along the north line thereof, 170.89 feet; thence South 44 degrees 59 minutes 58 seconds East 330.20 feet; thence South 55 degrees 28 minutes 24 seconds East 517.89 feet to the Point of Beginning of the tract to be herein described; thence continue South 55 degrees 28 minutes 24 seconds East 600.00 feet to the east line of said Northeast Quarter of the Northeast Quarter; thence South 01 degrees 32 minutes 28 seconds East, along said east line, 477.55 feet to the southeast corner of said Northeast Quarter of the Northeast Quarter; thence North 89 degrees 13 minutes 33 seconds West, along the south line of said Northeast Quarter of the Northeast Quarter, 1305.72 feet to the southwest corner of said Northeast Quarter of the Northeast Quarter; thence North 01 degrees 24 minutes 20 seconds West, along the west line of said Northeast Quarter of the Northeast Quarter, 300.00 feet to the intersection with a line bearing South 58 degrees 11 minutes 09 seconds West from the point of beginning; thence North 58 degrees 11 minutes 09 seconds East 948.27 feet to the point of beginning.  
SUBJECT tract is non-compliant on it's own and must be attached to an adjoining parcel.  
SUBJECT to easements, restrictions, and reservations of record.

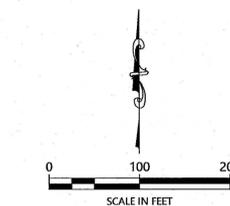
### 20 Foot Easement

An easement for ingress and egress 20.00 feet in width over and across that part of the Northeast Quarter of the Northeast Quarter, Section 6, Township 139 North, Range 28 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the northwest corner of said Northeast Quarter of the Northeast Quarter; thence South 89 degrees 30 minutes 27 seconds East, assigned bearing, along the north line thereof, 170.89 feet; thence South 44 degrees 59 minutes 58 seconds East 46.54 feet to the Point of Beginning of the centerline to be herein described; thence South 72 degrees 27 minutes 37 seconds West 44.10 feet; thence North 88 degrees 07 minutes 07 seconds West 46.06 feet; thence North 26 degrees 44 minutes 21 seconds West 31.18 feet; thence North 19 degrees 59 minutes 58 seconds West 18.62 feet to said north line and said centerline there terminating. The sidelines of said 20.00 foot wide easement shall be prolonged or shortened to terminate on said north line and lines that bear South 44 degrees 59 minutes 58 seconds East and North 44 degrees 59 minutes 58 seconds West from the point of beginning.

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- DENOTES SET LATH
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS
- LS DENOTES EXISTING SEPTIC LIFT STATION
- DENOTES EXISTING LP TANK
- ⊙ DENOTES EXISTING WELL
- DENOTES WETLAND(S)
- ▨ DENOTES EXISTING BUILDING

LINE TABLE		
Line Segment	Bearing	Distance
L1	S72°27'37"W	44.10
L2	N88°07'07"W	46.06
L3	N26°44'21"W	31.18
L4	N19°59'58"W	18.62



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.).

## NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 06-06-1101 and 06-06-1102.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
- All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines additional monumentation would be required.
- This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW).
- Northern Engineering and Consulting, Inc. was not given nor has conducted an investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search and opinion may disclose.

I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 TERRY L. FREEMAN  
 LIC. NO. 21367  
 3/5/25



**CERTIFICATE OF SURVEY**  
 Tom and Beth Banttari  
 321 Co. Rd 47 NE  
 Longville, MN 56655

JOB NO. 25-025  
 DATE: 3-5-2025  
 SHEET NO. 1 OF 1

